



File No: SIA/MH/INFRA2/583774/2026

State Environment Impact Assessment Authority (SEIAA), Maharashtra

(Constituted as per the provision of EIA Notification, 2006, as amended by the Ministry of Environment, Forest and Climate Change, Government of India)



Date 08/09/2026

To,

Neha Avhad
dharmesh constructions private limited
One Lodha Place, Senapati Bapat Marg, Near Lodha World Towers, Lower Parel, Mumbai, MUMBAI,
MAHARASHTRA, 400013
neha.avhad@lodhagroup.com

Subject: Grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 -regarding.

Sir/Madam,

This is in reference to your application submitted to SEIAA vide proposal number SIA/MH/INFRA2/583774/2026 dated 28/07/2026 for grant of prior Environmental Clearance (EC) to the proposed project under the provision of the EIA Notification 2006 and as amended thereof.

2. The particulars of the proposal are as below :

(i) EC Identification No.	EC26B3813MH5353933N
(ii) File No.	SIA/MH/INFRA2/583774/2026
(iii) Clearance Type	Fresh EC
(iv) Category	B1
(v) Project/Activity Included Schedule No.	8(b) Townships/ Area Development Projects / Rehabilitation Centres Proposed expansion in S.R. Scheme Residential project "Acme Hills" on plot bearing CTS no. 827 D/1(pt) of village Malad, Film City road, Goregaon (East), Mumbai, by M/s. Dharmesh Constructions Pvt. Ltd.(Co developers - M/s. Lodha Developers limited & M/s. V Hotels limited)
(vii) Name of Project	dharmesh constructions private limited
(viii) Name of Company/Organization	MUMBAI SUBURBAN, MAHARASHTRA
(ix) Location of Project (District, State)	SEIAA
(x) Issuing Authority	No
(xi) Applicability of General Conditions as per EIA Notification, 2006	

3. In view of the particulars given in the Para 1 above, the project proposal interalia including Form-1(Part A, B and C)/ EIA & EMP Reports were submitted to the SEIAA for an appraisal by the SEIAA under the provision of EIA notification 2006 and its subsequent amendments.
4. The above-mentioned proposal has been considered by SEIAA in the meeting held on 13/05/2026. The minutes of the meeting and all the project documents are available on PARIVESH portal which can be accessed from the PARIVESH portal by scanning the QR Code above or through the following web link [click here](#).
5. The brief about configuration of products and byproducts as submitted by the Project Proponent in Form-1 (Part A, B and C)/ EIA & EMP Reports / presented during SEIAA are annexed to this EC as Annexure (1).
6. The SEIAA, in its meeting held on , based on information submitted viz: Form 1 (Part A, B and C), EIA/EMP report etc & clarifications provided by the project proponent and after detailed deliberations on all technical aspects and public hearing issues and compliance thereto furnished by the Project Proponent, recommended the proposal for grant of Environment Clearance under the provision of EIA Notification, 2006 and as amended thereof subject to compliance of Specific and Standard EC conditions as given in this letter.
7. The SEIAA has examined the proposal in accordance with the provisions contained in the Environment Impact Assessment (EIA) Notification, 2006 & further amendments thereto and based on the recommendations of the SEIAA Appraisal Committee hereby accords Environment Clearance to the instant proposal of M/s. Neha Avhad under the provisions of EIA Notification, 2006 and as amended thereof subject to compliance of the Specific and Standard EC conditions as given in Annexure (1)
8. The issuing authority reserves the right to stipulate additional conditions, if found necessary.
9. The Environmental Clearance to the aforementioned project is under provisions of EIA Notification, 2006. It does not tantamount to approvals/consent/permissions etc. required to be obtained under any other Act/Rule/regulation. The Project Proponent is under obligation to obtain approvals /clearances under any other Acts/ Regulations or Statutes, as applicable, to the project.
10. The Project Proponent is under obligation to implement commitments made in the Environment Management Plan, which forms part of this EC.
11. General Instructions:
 - (a) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEF&CC/SEIAA website where it is displayed.
 - (b) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.
 - (c) The project proponent shall have a well laid down environmental policy duly approved by the Board of Directors (in case of Company) or competent authority, duly prescribing standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions.
 - (d) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the project proponent (during construction phase) and authorized entity mandated with compliance of conditions (during operational phase) shall be prepared. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Six monthly progress of implementation of action plan shall be reported to the Ministry/Regional Office along with the Six-Monthly Compliance Report.
 - (e) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.
 - (f) The Regional Office of this Ministry shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.
 - (g) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. This issues with the approval of the Competent Authority

Copy To

1. The Deputy Director General, Regional Office, Deputy Director General Of Forests (C) Ministry Of Environment

Forest And Climate Change Integrated Regional Office Ground Floor East Wing New Secretariat Building Civil Lines Nagpur-440001., N/A, N/A, apccfcentral-ngp-mef@gov.in

2. The Member Secretary, SPCB/PCC, Kalptaru Point 2nd - 4th Floor Opp. Cine Planet Sion Circle Sion (E), Mumbai, Maharashtra, mpcbparivesh@mpcb.gov.in

Annexure 1

Specific EC Conditions for (Townships/ Area Development Projects / Rehabilitation Centres)

1. Specific Environmental Conditions

S. No	EC Conditions																		
1.1	<u>During the discussion following points emerged:</u> <table> <tr> <th>No.</th><th>Conditions</th></tr> <tr> <td>1.</td><td>PP to obtain full height i)CFO NOC for Building 3 (Rehab & Sale Wing), Building 4 (Sale wing), Building 4 (PTC wing), ii) HE remarks for Building 3,4, iii)SWD remark, iv)SWM NOC</td></tr> <tr> <td>2.</td><td>PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.</td></tr> <tr> <td>3.</td><td>PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.</td></tr> <tr> <td>4.</td><td>The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.</td></tr> <tr> <td>5.</td><td>PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises) /public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.</td></tr> <tr> <td>6.</td><td>All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.</td></tr> <tr> <td>7.</td><td>PP to complete the tree plantation within the site during the construction phase.</td></tr> <tr> <td>8.</td><td>PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions / Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date</td></tr> </table> <u>Decision:</u> - In view of above discussion, SEAC-2 decided to recommend the proposal to the SEIAA for the grant of Environmental Clearance subject to compliance of above points and as agreed by the PP during deliberations.	No.	Conditions	1.	PP to obtain full height i)CFO NOC for Building 3 (Rehab & Sale Wing), Building 4 (Sale wing), Building 4 (PTC wing), ii) HE remarks for Building 3,4, iii)SWD remark, iv)SWM NOC	2.	PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.	3.	PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.	4.	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Annexure 2

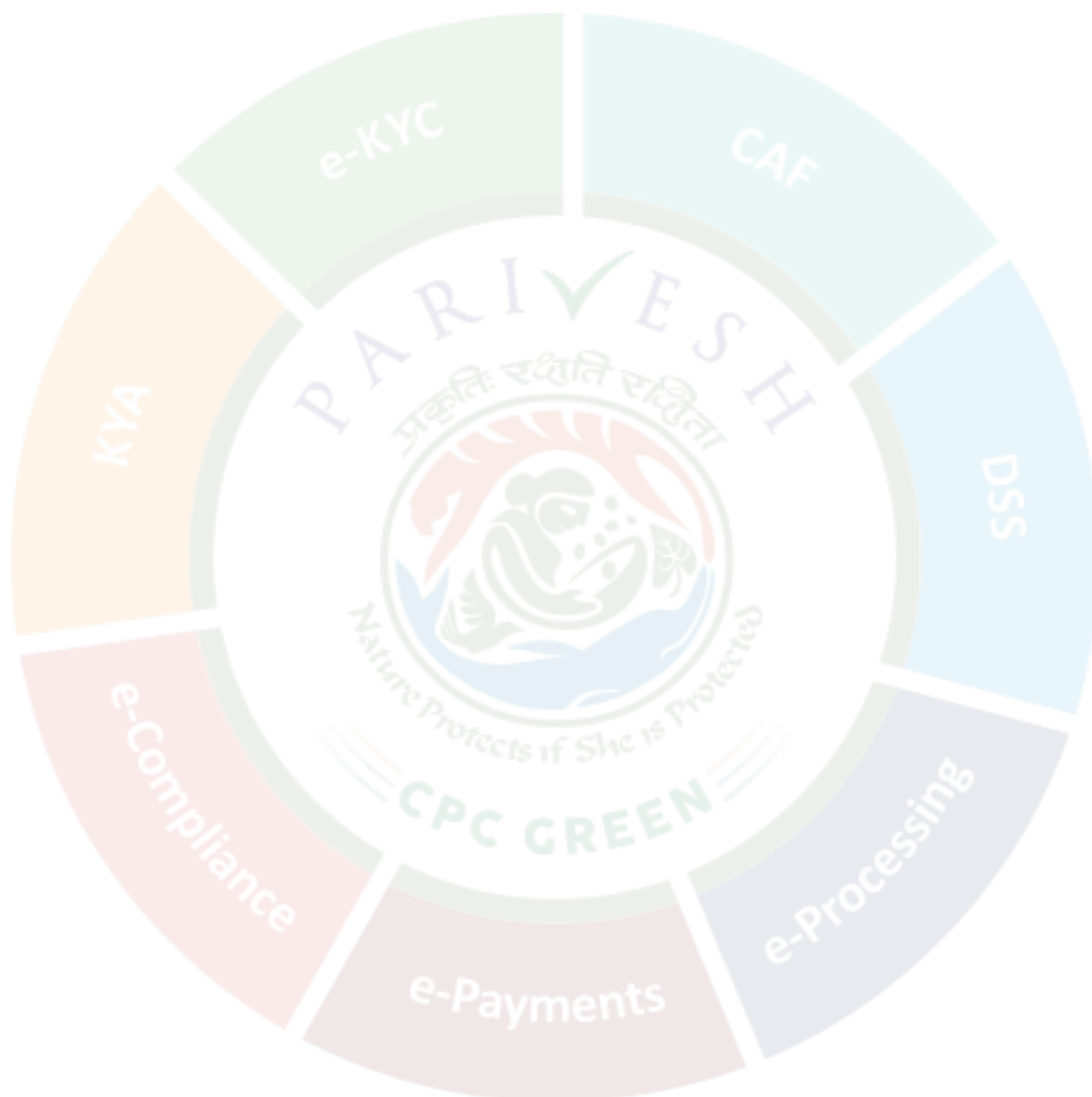
Details of the Project

S. No.	Particulars	Details
a.	Details of the Project	Proposed expansion in S.R. Scheme Residential project “Acme Hills” on plot bearing CTS no. 827 D/1(pt) of village Malad, Film City road, Goregaon (East), Mumbai, by M/s. Dharmesh Constructions Pvt. Ltd.(Co developers - M/s. Lodha Developers limited & M/s. V Hotels limited)
b.	Latitude and Longitude of the project site	19.1691798658015,72.87763279247599 19.17056556916659,72.87927544589566
c.	Land Requirement (in Ha) of the project or activity	Nature of Land involved
		Area in Ha
		Non-Forest Land (A)
		1.6005
		Forest Land (B)
		0
		Total Land (A+B)
		1.6005
d.	Date of Public Consultation	Public consultation for the project was held on
e.	Rehabilitation and Resettlement (R&R) involvement	NO
f.	Project Cost (in lacs)	19597
g.	EMP Cost (in lacs)	2577.7
h.	Employment Details	

Details of Products & By-products

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
Total Construction Area	Product	190908.86	Sq.m	NA	Proposed FSI: 110899.31 sq.m., Proposed Non-FSI: 80009.55 sq.m., Proposed

Name of the product /By-product	Product / By-product	Quantity	Unit	Mode of Transport / Transmission	Remarks (eg. CAS number)
					Total Construction Area: 190908.86 sq.m.



STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/INFRA2/583774/2026
Environment & Climate Change
Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Dharmesh Constructions Pvt. Ltd.
Plot bearing CTS no. 827 D/1(pt) of village Malad,
Film City Road, Goregaon (East), Mumbai.

Subject : Environmental Clearance for Proposed expansion in S.R. Scheme Residential project "Acme Hills" on plot bearing CTS no. 827 D/1(pt) of village Malad, Film City Road, Goregaon (East), Mumbai, by M/s. Dharmesh Constructions Pvt. Ltd. (Co developers - M/s. Lodha Developers limited & M/s. V Hotels limited).

Reference : Application no. SIA/MH/INFRA2/583774/2026

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-II in its 312th meeting under screening category 8(b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 362nd meeting of State Level Environment Impact Assessment Authority (SEIAA) held on 2nd September, 2026.

2. Brief Information of the project submitted by you is as below: -

Sr.	Description	Details	
1	Proposal Number	SIA/MH/INFRA2/583774/2026	
2	Name of Project	Proposed expansion in S.R. Scheme Residential project "Acme Hills" on plot bearing CTS no. 827 D/1(pt) of village Malad, Film City Road, Goregaon (East), Mumbai, by M/s. Dharmesh Constructions Pvt. Ltd. (Co developers - M/s. Lodha Developers limited & M/s. V Hotels limited)	
3	Project category	8(b) B1	
4	Type of Institution	Private	
5	Project Proponent	Name	M/s. Dharmesh Constructions Pvt. Ltd. (Co developers - M/s. Lodha Developers limited & M/s. V Hotels limited)
		Regd. Office address	One Lodha Place, Senapati Bapat Marg, near Lodha World Towers, Lower Parel, Mumbai, Maharashtra 400013
		Contact number	+91 97*** **65
		e-mail	rupesh.kadam2@lodhagroup.com
6	Consultant	Name: M/s. Enviro Analysts & Engineers Pvt. Ltd. NABET Accreditation No: NABET/EIA/24-27/RA0355 Validity: 19.06.2027	
7	Applied for	Expansion (Applied as fresh project as previous EC is expired)	
8	Location of the project	Plot bearing CTS no. 827 D/1(pt) of village Malad, Film City Road, Goregaon (East), Mumbai,	
9	Latitude and Longitude	Latitude: 19°10'11.87"N, Longitude: 72°52'42.73"E	

10	Plot Area (Sq.m.)		16,005.40 Sq.m				
11	Deductions (Sq.m.)		385.19 sq.m.				
12	Net Plot area (Sq.m.)		15,620.21 sq.m.				
13	Ground coverage (m²) & %		7010.35 sq.m. (44.87%)				
14	FSI Area (Sq.m.)		1,10,899.31 sq.m.				
15	Non-FSI (Sq.m.)		80,009.55 sq.m.				
16	Proposed built-up area (FSI + Non FSI) (Sq.m.)				1,90,908.86 sq.m.		
17	Total FSI area approved by Planning Authority till date			Total FSI area approved as per Layout Approval dated 12/08/2026: 1,04,340.69 sq.m.			
18	Earlier EC details with Total Construction area, if any.			SEAC-2010/CR.473/TC.2 dated 3rd February 2011 for TCA of 90107.85 sq.m.			
19	Construction completed as per earlier EC (FSI + Non FSI) (Sq.m.)			Total Area Constructed on site till date (FSI + non-FSI): 22,389.86 sq.m.			
20	Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	Rehab Building no. 1	Gr.+12 floors	40	Rehab Building 1	Gr. + 12 Floors	40.00	Constructed, OC Received
	Rehab Building no. 2	Gr.+12 floors	40	Rehab Building 2	Lower Gr. + Gr. + 15 Floors (Including School-LG+G+3 Floors)	50.30	Building partly constructed as per EC, Change in terminology & Vertical expansion proposed
	Rehab Building no. 3	Gr.+12 floors	40	Building no. 3 (Rehab & Sale Wing)	Basement + 1 st to 39 th (Pt) floors	121.90 m	Revised Planning - Building 3 now includes Rehab & Sale Wing
				Building no. 3 (Sale Wing)	Basement + Ground + 1st to 45th Upper floors	133.50 m	
	Rehab Building no. 4	Gr.+12 floors	40	Building no. 4 (PTC Wing)	Basement (pt) + Gr. + 1st to 36th (pt) upper floor	108.10 m	Revised Planning - Building 4 now includes PTC and Sale Wing
				Building no. 4 (Sale Wing)	Basement (pt)+ LG+UG+1st to 37th upper floor	113.20 m	

	Sale Building (A & B)	4 St. + 31 floors	111.35	-	-	-	
				MLCP Tower	UG + 1 st to 10 th floor	32	Newly Proposed
				Temple	Ground		Newly Proposed
21	No. of Tenements & Shops	Rehab Residential: 982 nos., Rehab PTC: 466 nos. Rehab commercial: 36 nos., PAP Commercial: 24 nos. RC- 1 no., Existing Amenities: 11 nos. Amenities: 51 nos., Sale Residential: 949 nos., Sale Commercial: 01 no.					
22	Total Population			10819 nos.			
23	Total Water Requirements CMD			Domestic: 901 KLD, Flushing: 459 KLD Landscaping: 10 KLD, Total: 1370 KLD			
24	Under Ground Tank (UGT) location			Basement/Service Basement			
25	Source of water			BMC			
26	STP Capacity & Technology			1350 KLD total capacity			
27	STP Location			Basement/Service Basement			
28	Sewage Generation CMD & % of sewage discharge in the sewer line			1224 KLD, 35 % to be discharged in sewer line after using for flushing, landscaping, Miyawaki, road side plantation, other uses.			
29	Solid Waste Management during	Type	Quantity (Kg/d)	Treatment / disposal			
		Dry waste	20 kg/day	Will be handed over to a recycler			
		Wet waste	30 kg/day	Handed over to municipal waste collector			
		Top soil	0.00	This is an SRA Plot			
	Construction Phase	Existing Structure to be Demolished	2635 cu.m.	Salvageable material will be taken. There will be transportation outside of the plot in accordance with the NOC which has been received for 1132 cu.m. Further NOC will be obtained as per requirement.			
		Excavation Debris quantity	47000 cu.m.	Approximately 5000 cum quantity will be reused in internal plot works & road development. NOC has been obtained for 1132 cu.m. and for the remaining debris, NOC will be obtained at appropriate time.			
		Empty cement bags	100610 nos.	To be handed over to local recyclers			
		Steel	17 MT	To be handed over to local recyclers			
		Aggregates	70 MT	To be used as a layer for internal roads and building boundary walls.			
		Broken Tiles	4195 sq. m.	Waste tiles to be used as china mosaic for terraces.			
		Empty Paint Cans (20 L/ can)	2515 nos.	To be handed over to recycler			
30	Total Solid Waste Quantities	Type	Quantity (Kg/d)	Treatment / disposal			
		Dry waste	2116 kg/day	Will be handed over to a recycler			

	with type during Operation Phase & Capacity of OWC to be installed	Wet waste	3002 kg/day	Composting by OWC- manure produced will be used at a site for landscaping,
		E-Waste	5409 kg/year	Will be collected and sent to MPCB authorized recyclers.
		STP Sludge (dry)	61 kg/day	Dry sewage sludge will be used as manure for gardening.
31	R.G. Area in sq.m.	RG required –1249.62 sq.m. RG provided on Mother earth- 1249.62 sq.m. Total: 1249.62 sq.m. Existing trees on the plot: Nil nos. Number of trees to be cut: Nil Number of trees to be transplanted: Nil Number of trees to be retained: - - nos. Number of trees to be planted: a) In R.G. area and around plot boundary: 195 nos. b) In Miyawaki Plantation (62sq.m.): 186 trees + 62 shrubs Total no. of trees after development: 381 nos. trees, 62 nos. shrubs		
32	Power requirement	During Operation Phase: Details Connected load (kW) 22809 kW Demand load (kW) 7001 kW		
33	Energy Efficiency	a) Total Energy saving (%): 20% b) Solar energy (%): 5%		
34	D.G. set capacity	1 X 500 kVA, 1 X 1010 kVA		
35	No. of 4-W & 2-W Parking with 25% EV	4W: 466 nos., 116 EV, 2W: 120 nos., 30 EV		
36	No. & capacity of Rain water harvesting tanks /Pits	319 cum.		
37	Project Cost in (Cr.)	Rs. 195.97 Cr..		
38	EMP Cost	Construction Phase: Capital Cost: Rs. 78.5 Lakhs, O & M Cost: Rs. 57.4 Lakhs Operation Phase: Capital Cost: Rs. 2577.7 Lakhs (Including DMP cost) O & M Cost: Rs. 151.42 Lakhs (Including DMP Cost)		
39	CER Details with justification if any.....as per MoEF&CC circular dated 01/05/2018	It will be as per the OM dated 30th September 2020.		
40	Details of Court Cases/litigations w.r.t the project and project location, if any.	NA		

The comparative statement as per earlier EC and proposed changes as submitted by PP is as below:

S.no.	Description	As per EC dt. 03/02/2011	As per Proposed Expansion	Remarks				
1	Plot Area (m ²)	16172.25	16,005.40	Decrease in plot area by 166.85 sq. m. as per revised demarcation				
2	Deductions(m ²)	-	385.19	Increase in deductions				
3	Net Plot Area (m ²)	16172.25	15,620.21	Decrease in net plot area due to revised demarcation				
4	FSI Area(m ²)	48,320.16	1,10,899.31	Increase in FSI area due to change in planning including provision of PTC				
5	Non-FSI Area (m ²)	41,787.69	80,009.55	Increase in non-FSI area as per planning for expansion				
6	Total Construction Area (m ²)	90,107.85	1,90,908.86	Increase in Total Construction Area				
7	Buildings Configura tion with heights	Building Configuration	Height (m)	Building Configuration	Height (m)	Remarks		
		Rehab Building no. 1	Gr.+12 floors	40	Rehab Building 1	Gr. + 12 Floors	40.00 m	Constructe d, OC Received
		Rehab Building no. 2	Gr.+12 floors	40	Rehab Building 2	Lower Gr. + Gr. + 15 Floors (Including School LG+G+3 Floors)	50.30 m	Building constructed partly as per EC. Change in terminology & Vertical expansion proposed
		Rehab Building no. 3	Gr.+12 floors	40	Building no. 3 (Reha b & Sale Wing)	Basemen t + Ground + 1 st to 39 th (Pt) floors	121.90 m	Revised Planning- Building 3 now includes Rehab & Sale Wing.
					Building no. 3 (Sale Wing)	Basemen t + Ground + 1st to 45th Upper floors	133.50 m	Part excavation of building 3 done on site as per EC
		Rehab Building no. 4	Gr.+12 floors	40	Building no. 4 (PTC Wing)	Basemen t (pt) + Gr. + 1st to 36th (pt) upper floor	108.10 m	Revised Planning- Building 4 now includes PTC and Sale Wing.
				Building	Basemen t (pt)+	113.20 m	Construction	

					no. 4 (Sale Wing)	LG+UG +1st to 37th upper floor		not initiated
		Sale Building (A & B)	4 St. + 31 floors	111. 35	-	-	-	
					MLCP Tower	UG + 1 st to 10 th floor	32	Newly proposed, construction not initiated
					Temple	Ground		Newly proposed, construction not initiated
8	ments	Rehab Residential: 806 nos. Shops: 4 nos. BWS: 27 nos. Sale Residential: 380 nos. Shops: 12 nos.			Rehab Residential: 982 nos. Rehab PTC: 466 nos. Rehab commercial: 36 nos. PAP Commercial: 24 nos. RC- 1 no. Existing Amenities: 11 nos. Amenities: 51 nos. Sale Residential: 949 nos. Sale Commercial: 01 no.		Increase in tenements as per proposed expansion	
9	Population (Nos.)	Rehab: 4154 nos. Sale: 1959 nos. School: 235			Rehab: 7464 nos. Sale: 3120 nos. School: 235		Increase in population due to increase in tenements	
10	Total Water Requirement (KLD)	825 KLD			1370 KLD		Increase in Water requirements due to proposed expansion	
11	Waste Water Generation (KLD)	649 KLD			1224 KLD		Increase in sewage generation due to proposed expansion	
12	STP Capacity (KLD)	665 KLD			1350 KLD		Increase in STP capacity	
13	Total Solid Waste Generation (kg/day)	2470 kg/day			5119 kg/day		Increase in Solid waste generation due to increase in population	
14	Parking (nos.)	4W: 249 nos.			4W: 466 nos. 2W: 120 nos.		As per requirements	
15	R. G. Area(m ²)	2721.08 sq.m.			1249.62 sq.m.		Meeting requirements	
16	Rainwater Harvesting	451 cu.m.			319 cu.m.		As per requirement	
17	Connected Load (kW)				22809 kW			
18	Demand Load (kW)	2100 kW			7001 kW		Increase in Demand Load	
19	D.G. sets	4 x 50 kVA 2 x 150 kVA			1 x 500 kVA 1 x 1010 kVA		As per requirement	

20	Project Cost	Rs. 95 Cr.	Rs. 195.97 Cr.	Increase in project cost.
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3. PP has obtained earlier EC vide Letter No. SEAC-2010/CR.473/TC.2 dated 03.02.2011 for total BUA of 90,107.85 m². Proposal has been considered by SEIAA in its 362nd meeting held on 2nd September, 2026 and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

SEAC Conditions-

1. PP to obtain full height i) CFO NOC for Building 3 (Rehab & Sale Wing), Building 4 (Sale wing), Building 4 (PTC wing), ii) HE remarks for Building 3,4, iii) SWD remark, iv) SWM NOC.
2. PP to obtain IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable, clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra, showing all required RG area as per the prevailing Hon'ble Supreme Court Order. PP to obtain all Mandatory NOCs from the Competent Authority required for the Proposed Project. The planning authority shall not grant an occupation certificate unless the PP obtain all NOCs.
3. PP to submit an undertaking signed by PP, Consultant and architect certifying that there is no violation of the requirements of EIA notification 2006, amended from time to time.
4. The underground suction tank shall be located to close as possible to the existing water main in municipal Road and the save shall not be in 1.5 m vicinity of drainage/ sewer line/Manhole/ Inspectoral chamber top of the undergo state tank shall be maintained as about 60 cm above adjacent ground/ floor level and minimum head clearance of 1.2 m shall be maintained for inspection and clean of tanks and also a clear minimum distance of 6m shall be maintain between STP+ UG tank.
5. PP to ensure to achieve the standard parameters of the treated sewage as per the order issued by the Hon'ble National Green Tribunal on 30.04.2019. PP also to ensure that, the water proposed to be used for construction activities (within or outside premises)/public gardens/road medians, etc. shall be strictly for non-potable purposes and after obtaining necessary permission from the competent authority.
6. All guidelines issued by the local planning authority, MPCB/CPCB, shall be followed to reduce /control air pollution due to the proposed activity by way of providing adequate barricading, foggers, and water sprinkling.
7. PP to complete the tree plantation within the site during the construction phase.
8. PP to comply with the provisions of Solid Waste Management Rules, 2026, Environment (Construction and Demolition) Waste Management Rules, 2025, E-Waste (Management) Rules, 2022 and consequent Office Memorandums / Directions/ Orders etc. issued by the competent authorities therein and by MoEF&CC as amended till date.

SEIAA Conditions-

1. PP has provided mandatory RG area of 1249.62 m² on mother earth without any construction. Local planning authority to ensure the compliance of the same.
2. This EC is restricted height for Building no. 3 (Rehab & Sale wing) to 112.50m and Building no. 4 (PTC Wing) to 99.40m as per CFO NOC dated 23.07.2026.
3. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
4. PP to register themselves as Bulk Waste Generator under Solid Waste Management Rules, 2026 on CPCB SWM portal before getting Occupancy.
5. The planning authority shall not grant an occupation certificate unless the PP obtain SWD NOC.
6. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.

7. Air Quality Index monitoring to be ensured. Dust suppression measures shall be implemented also considering height of the building. Additional measures to be ensured.
8. In view of Maharashtra Electric Vehicle Policy, 2025, PP to provide electric vehicle D.C. Charger for 20 % of total parking provided, the number of D. C. Chargers should be worked out as provided in Niti Ayog Handbook of EV charging infrastructure implementation. Planning Authority and MPCB to ensure the same.
9. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA III dt.04.01.2019.
10. SEIAA decided to grant EC for FSI area of 1,04,340.69 m², Non FSI area of 76,254.57 m² and total BUA of 1,80,595.26 m². (Plan approval No-SRA/ENG/482/PN/MHL/LAYOUT, dated- 12/08/2026) (FSI, Non FSI and TBUA restricted as per approval)

General Conditions:

a) Construction Phase: -

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in the approved sites with the approval of competent authority.
- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor-based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.

- XVII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XVIII. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.
- XIX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase: -

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- IX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. This cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra

Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIII. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions: -

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
 - II. As per MoEF & CC OM Vide File No. Q-15012/2/2022-CPW-Part(1)/e-240741 dated January 14, 2025, Consent to Establishment from Concerned SPCB is not applicable and Environment safeguards from SPCB has been taken into consideration.
 - III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
 - IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
 - V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
 - VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
 - VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies that Forestry & Wild life clearance granted to the project which will be considered separately on merit.
- 4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.
 - 5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.
 - 6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.
 - 7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA

Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.
9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Jayashree Bhoj (IAS)
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Mumbai.
6. Commissioner, Municipal Corporation of Greater Mumbai (MCGM).
7. Regional Officer, Maharashtra Pollution Control Board, Mumbai.

